



Order Filed on November 20, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, NJ 08108
CIT Bank, N.A.

In Re:
Falci, Donna M.

Falci, Vincent P.

Case No: 17-12054 MBK

Hearing Date: November 20, 2017

Judge: Michael B. Kaplan

Recommended Local Form:

☐

Followed

☐

Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: November 20, 2017

A handwritten signature of Michael B. Kaplan in black ink, written over a horizontal line.
Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of CIT Bank, N.A., under
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

☒ Real Property More Fully Described as:

**Land and premises commonly known as Lot 32, Block 600, 212 Taylor Lane,
Middletown, NJ 07748**

☐ Personal Property More Fully Describes as:

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially
pursuing other loss mitigation alternatives, including, but not limited to, a loan modification,
short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's
sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession
of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Vincent P. Falci
 Donna M. Falci
 Debtors

Case No. 17-12054-MBK
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
 Form ID: pdf903

Page 1 of 2
 Total Noticed: 1

Date Rcvd: Nov 20, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 22, 2017.
 db/jdb +Vincent P. Falci, Donna M. Falci, 212 Taylor Lane, Middletown, NJ 07748-1864

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 22, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 20, 2017 at the address(es) listed below:

Andrea Dobin on behalf of Trustee Thomas Orr adobin@trenklawfirm.com
 Bruce H Levitt on behalf of Creditor John McGraner blevitt@levittslafkes.com,
 sslafkes@levittslafkes.com;lspcattorneys@gmail.com
 Bruce H Levitt on behalf of Plaintiff John McGraner blevitt@levittslafkes.com,
 sslafkes@levittslafkes.com;lspcattorneys@gmail.com
 Bruce H Levitt on behalf of Plaintiff Kevin McGraner blevitt@levittslafkes.com,
 sslafkes@levittslafkes.com;lspcattorneys@gmail.com
 Bruce H Levitt on behalf of Creditor Kevin McGraner blevitt@levittslafkes.com,
 sslafkes@levittslafkes.com;lspcattorneys@gmail.com
 Bruce H Levitt on behalf of Creditor Jade England blevitt@levittslafkes.com,
 sslafkes@levittslafkes.com;lspcattorneys@gmail.com
 Bunce Atkinson on behalf of Plaintiff Maria Bobbi bunceatkinson@aol.com
 Bunce Atkinson on behalf of Plaintiff Giancarlo Bobbi bunceatkinson@aol.com
 Bunce Atkinson on behalf of Creditor Giancarlo and Maria Bobbi bunceatkinson@aol.com
 Carollynn H.G. Callari on behalf of Plaintiff Joseph LoMonaco ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff John Kardel ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Jeffrey Siegel ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Peter Lucyk ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Bernard Chenoweth ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Elizabeth LoMonaco ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Belford Engine Company No. 1
 ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff John Drucker ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Donna Chenoweth ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Katiejo Kardel Phelps
 ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Christopher LoMonaco ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Jane Drucker ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Creditor Certain Saber Investors
 ccallari@callaripartners.com
 Carollynn H.G. Callari on behalf of Plaintiff Jacob Lawrence ccallari@callaripartners.com
 Charles G. Wohlrab on behalf of Creditor HSBC Bank USA, National Association as Trustee for
 Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2006-AF2
 cwohrlab@logs.com, njbankruptcynotifications@logs.com
 Denise E. Carlon on behalf of Creditor CIT Bank, N.A. dcarlon@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Francesca Ann Arcure on behalf of Creditor Select Portfolio Servicing, Inc., as servicer for
 HSBC Bank USA, National Association., as Trustee for the Holders of the Deutsche Alt-A
 Securities, Inc. Mortgage Loan Trust, Mortgage Pass-Through Cer nj_ecf_notices@buckleymadole.com
 Frank Thomas Moie Catalina on behalf of Plaintiff Vicor Tax Receivables, LP
 fcatalina@lowenstein.com, moliver@lowenstein.com

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Page 2 of 2
Total Noticed: 1

Date Rcvd: Nov 20, 2017

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Frank Thomas Moie Catalina on behalf of Creditor Vicor Tax Receivables, LP
fcatalina@lowenstein.com, moliver@lowenstein.com
Isabella Trifilio Stempler on behalf of Creditor New Jersey Attorney General on behalf of the
Chief of the New Jersey Bureau of Securities Isabella.Stempler@dol.lps.state.nj.us
Laura M. Egerman on behalf of Creditor HSBC Bank USA, N.A. bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com
Michael A. Artis on behalf of Plaintiff Andrew R. Vara michael.a.artis@usdoj.gov
Nicholas V. Rogers on behalf of Creditor CENLAR FSB AS SERVICER FOR ALLY BANK
nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor Ally Bank nj.bkecf@fedphe.com
Rebecca Ann Solarz on behalf of Creditor CIT Bank, N.A. rsolarz@kmlawgroup.com
Thomas Orr on behalf of Debtor Vincent P. Falci tom@torrlaw.com, Torr@ecf.epiqsystems.com
Thomas Orr on behalf of Joint Debtor Donna M. Falci tom@torrlaw.com, Torr@ecf.epiqsystems.com
Thomas Orr tom@torrlaw.com, Torr@ecf.epiqsystems.com
Thomas Orr on behalf of Trustee Thomas Orr tom@torrlaw.com, Torr@ecf.epiqsystems.com
Thomas J Orr on behalf of Trustee Thomas Orr tom@torrlaw.com, xerna@aol.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
Warren Brumel on behalf of Debtor Vincent P. Falci wbrumel@keyportlaw.com,
brumellawecf@gmail.com;r53076@notify.bestcase.com
Warren Brumel on behalf of Joint Debtor Donna M. Falci wbrumel@keyportlaw.com,
brumellawecf@gmail.com;r53076@notify.bestcase.com

TOTAL: 42